Karen Johnson Davidson County
Batch# 722914 DEEDWARR
09/23/2021 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,247.64
20210923-0128087

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 053060B15200CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Ryan Michael Nervo and Denise Rae Peters, husband and wife

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 17 day of September, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ryan Michael Nervo

Denise Rae Peters

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of Sept., 20 21, before me personally appeared Ryan M. Nervo and Denise R. Peters, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Virgil Riley

Commission Expires:

10-2-2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2269 Riverway Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 053060B15200CO

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Waterford Phase 4B of record in Plat Book 7900, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Carol Carr, unmarried by Warranty deed from James H. Nevans, single of record in Instrument No. 20111215-0097556 Register's Office for Davidson County, Tennessee, dated December 06, 2011 and recorded on December 15, 2011. (Value of consideration shown in aforementioned deed $138,000.00.).

Being the same property conveyed to Ryan Nervo, a single man by Warranty deed from Jennifer Carol Carr, unmarried of record in Instrument No. 20200102-0000096 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 02, 2020. (Value of consideration shown in aforementioned deed $246,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 337,200.00

AFFIANT

Subscribed and sworn to before me, this 21st day of September, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2269 Riverway Drive, Old Hickory, TN 37138

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/21/2021 (date of document).

Kayla Short
Affiant Signature

9/21/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 21st day of September, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024